

HUNTERS®

HERE TO GET *you* THERE



Houghley Close

Bramley, LS13 2DS

Offers In The Region Of £230,000



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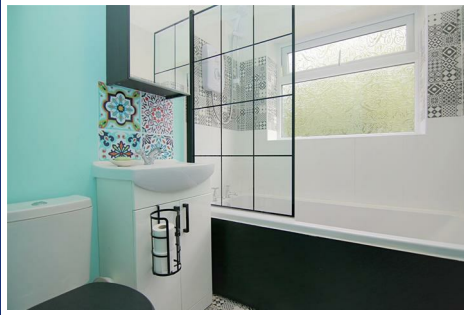
Council Tax: C



23 Houghley Close

Bramley, LS13 2DS

Offers In The Region Of £230,000



- 1960 style semi detached
- Three spacious bedrooms
- Open-plan reception room
- Large front bay window
- Refitted modern kitchen (2018)
- Refitted family bathroom (2020)
- Spacious private rear garden
- Block-paved driveway for two cars
- Garage with light and power
- Overlooks green space

This well-presented three-bedroom semi-detached house, offered for sale in good condition, is ideal for first-time buyers and families seeking a home in a sought-after quiet location. Overlooking green space and benefitting from public transport links, local amenities, green spaces, walking and cycling routes, this property offers both convenience and tranquillity.

From the front entrance, the inviting open-plan LIVING room, complete with a generous layout, a feature fireplace, and a large front bay window, provides an ideal setting for relaxing and entertaining. There is ample space for dining, ensuring a comfortable environment for gatherings. The KITCHEN, refitted in 2018, is equipped with oven and hob appliances, an integrated fridge freezer, dishwasher, white sink, and composite stable type door. Additional space for a washer and a practical layout makes this area perfect for modern family living.

Upstairs, there are two double bedrooms and a single bedroom, which can easily be utilised as a comfortable home office. The refitted family BATHROOM, updated in 2020, features a stylish white suite, electric shower over the bath, vanity sink, heated towel rail, and quality fixtures.

Externally, the property offers a generous and practical block-paved driveway with parking for two cars. The spacious rear garden is a standout feature, providing privacy along with mature apple and cherry trees, an outside water tap, and plenty of space for leisure. The GARAGE is equipped with light and power, adding further versatility to the home.

Additional features include a gas central heating boiler, PVCu doors and windows, and rewiring completed in 2016. This is a fantastic opportunity in a desirable neighbourhood.

The popular area of Bramley centres around Bramley Town Street and the excellent shopping centre which has a good variety of shops and public facilities, public houses, the park and Bramley swimming baths. Bramley is also well located for commuting to Leeds and Bradford and the motorway network via train and road links. There are also frequent bus services from Bramley to neighbouring areas accessing pleasant walks to the canal and nature reserve at Rodley.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

21'10" x 13'8" max (6.68 x 4.18 max)

KITCHEN

9'10" x 7'0" (3.00 x 2.15)

BEDROOM ONE

11'6" x 10'6" (3.52 x 3.21)

BEDROOM TWO

10'10" x 9'10" (3.31 x 3.00)

BEDROOM THREE

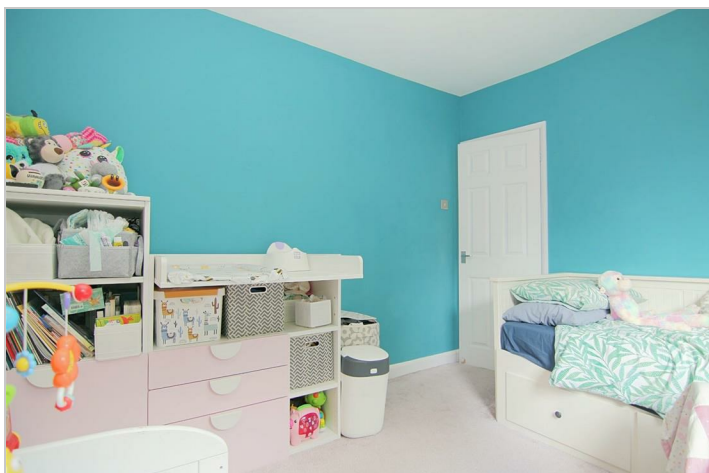
8'9" x 5'10" (2.68 x 1.80)

BATHROOM

6'3" x 5'4" (1.91 x 1.64)

GARAGE

17'3" x 8'2" (5.28 x 2.50)



Road Map



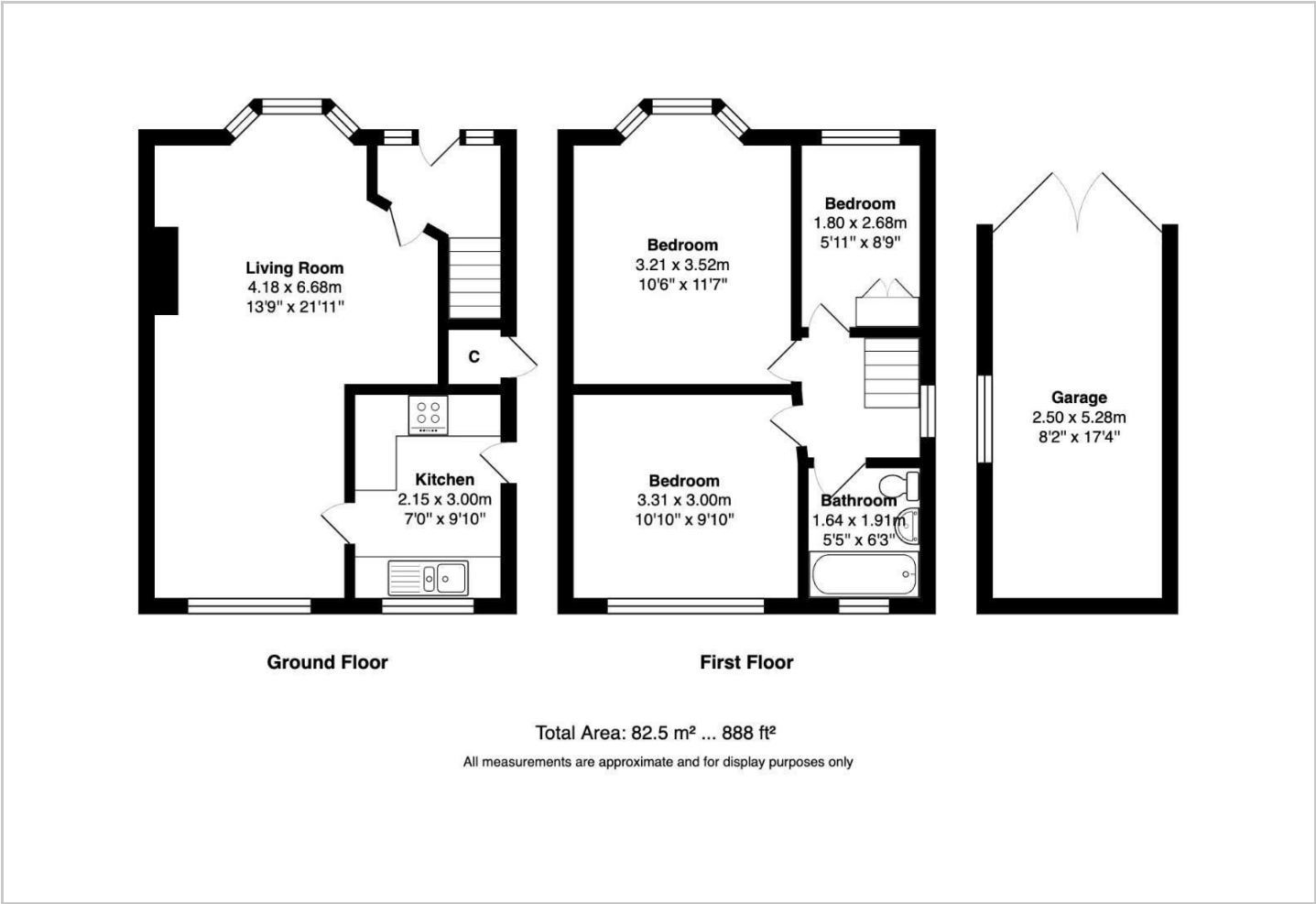
Hybrid Map



Terrain Map



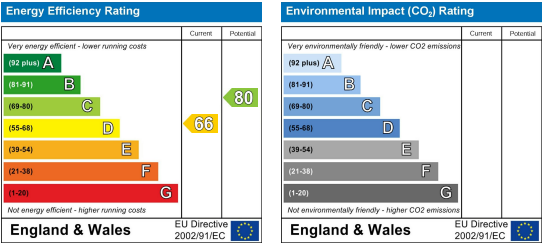
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.